

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Michael Leahr. Mr. Leahr owns a single parcel of approximately 121 acres, located along the Quincy to Meredosia segment in Pike County, Illinois. The parcel at issue has been designated internally as A_ILRP_QM_PI_094-ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact Mr. Leahr to acquire an easement on approximately 27 occasions. These include 18 phone calls, 2 emails, 4 letters and 3 in-person visits.

Negotiations between ATXI and Mr. Leahr have been relatively productive, but Mr. Leahr has not provided ATXI with an executed easement agreement to date. Mr. Leahr expressed concern that the transmission line would interfere with a future building site on his property. He requested that the transmission line poles continue east from his property instead of turning south. Relocating the poles in this manner affects two neighboring landowners from whom ATXI has already obtained an easement. Both landowners agreed to this relocation, and, on March 19, 2014, Mr. Leahr agreed to sign the easement agreement, pending a discussion with his wife. It is not clear to ATXI when this might occur as he informed ATXI three days later that he is having an attorney review the documents. To date, ATXI has not received a letter of representation or had any meaningful contact with Mr. Leahr's attorney.

ATXI will continue to negotiate with Mr. Leahr, but does not expect to reach a timely resolution of this matter, and therefore eminent domain authority for this landowner is requested.


ATXI Exhibit 1.4
Part X

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_094-ROW	3201809	Michael J. Leahr, et al	44885 396th Lane Chambersburg, Illinois 62323-2125	That certain tract of land being the N1/2 of the NE1/4 and the SW1/4 of the NE1/4 of S18, T3S, R2W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Administrator's Deed dated April 27, 2012 and recorded in Book 818, Page 128, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

Mike Lcahr

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/12/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paul Maanen ☒


Pike County, IL

NE of Section 18, Township 3 S, Range 2 W, Pike County, Illinois

Tax ID: 3201809



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.0225 0.045 0.09 0.135 0.18 0.225 Miles

LEAHR MICHAEL J & MARGARET D &
LEAHR, KYLE

Tract No.:ILRP_QM_PI_094

Date: 3/24/2014

EXHIBIT 1

A 4.920 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MICHAEL J. LEAHR AND MARGARET D. LEAHR, HUSBAND AND WIFE AND KYLE LEAHR, RECORDED IN BOOK 818, PAGE 128 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4;

THENCE SOUTH 87 DEGREES 55 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2,628.32 FEET TO A POINT FOR CORNER;

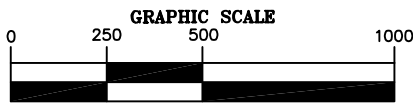
THENCE SOUTH 47 DEGREES 20 MINUTES 24 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 56.81 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHEAST 1/4;

THENCE SOUTH 02 DEGREES 20 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 196.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 47 DEGREES 20 MINUTES 24 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 243.91 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,485.47 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHEAST 1/4;

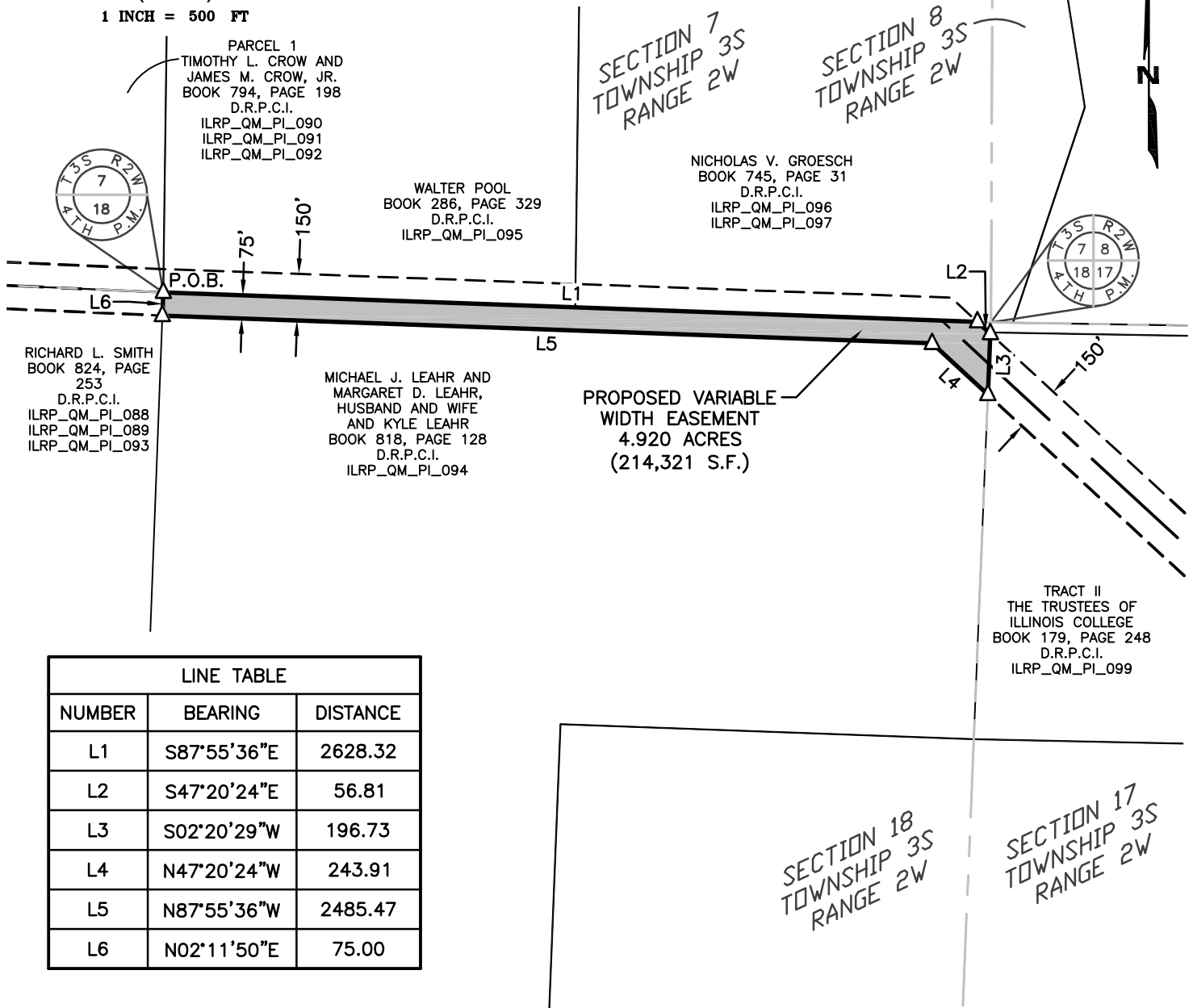
THENCE NORTH 02 DEGREES 11 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 214,321 SQUARE FEET OR 4.920 ACRES OF LAND, MORE OR LESS.



(IN FEET)
1 INCH = 500 FT

EXHIBIT 1

ATXI Exhibit 1.4 Part X



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S87°55'36"E	2628.32
L2	S47°20'24"E	56.81
L3	S02°20'29"W	196.73
L4	N47°20'24"W	243.91
L5	N87°55'36"W	2485.47
L6	N02°11'50"E	75.00

LEGEND

D.R.P.C.I.	DEED RECORDS PIKE COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/17/2014
SCALE: 1"=500'
TRACT ID: ILRP_QM_PI_094
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 WEST
OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS